



Community Development Commission Housing Development Programs



Housing Innovation Fund

The Los Angeles County Housing Innovation Fund II (LACHIF II) is a revolving loan fund to finance acquisition and predevelopment costs for affordable multifamily projects. LACHIF II is a joint venture between the Community Development Commission (CDC), the Low Income Investment Fund (LIIF), and Corporation for Supportive Housing (CSH).

Eligible area: Areas of geographical L.A. County that are not served by other revolving loan funds



Single-Family Home Improvement Program (SFHIP)

SFHIP assists low-income property owners whose properties are in need of rehabilitation with interest free loans of up to \$15,000. Eligible repairs include roofing, heating, electrical, plumbing, exterior painting, and minor code violations. There are no monthly payments; loans are due and payable upon sale, transfer, or refinancing of the property.

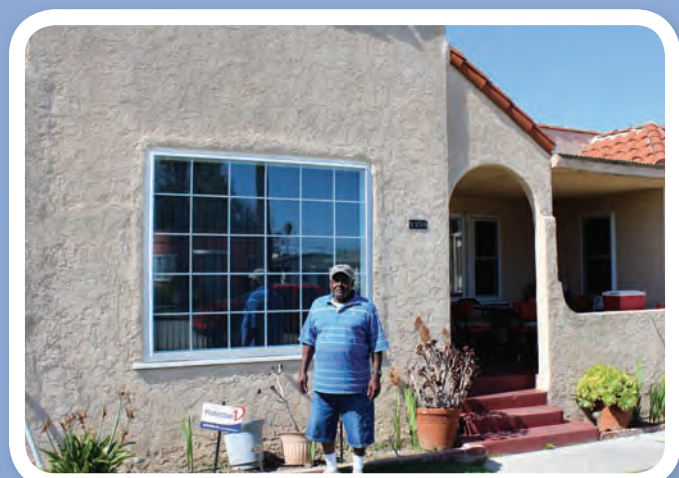
Eligible area: Unincorporated L.A. County



Home Ownership Programs (HOP)

HOP loans are HOME-funded deferred second-trust deed loans to assist with down payment and closing cost assistance to low-income, first-time homebuyers to purchase existing or newly constructed single-family homes and condominiums. The CDC's HOP staff also administers the Mortgage Credit Certificate Program (IMCC).

Eligible area: Unincorporated areas of L.A. County and HOP Participating Cities



Residential Sound Insulation Program (RSIP)

The RSIP provides grants to eligible properties located beneath the flight path of Los Angeles International Airport (LAX) to sound insulate the dwelling from noise created by the operation of the airport. Eligible improvements include sound rated windows and doors, attic insulation, electrical panel upgrades, and heating, ventilation and air conditioning systems (HVAC).

Eligible area: Lennox, Del Aire, and Athens



Single-Family Mortgage Revenue Bond Program

The CDC issues tax exempt single-family mortgage revenue bonds through the Southern California Home Financing Authority, a joint powers authority between Los Angeles and Orange Counties to provide homeownership opportunities to low- to moderate-income first-time homebuyers. The program provides a competitive interest rate first mortgage loan and a gift for down payment and closing cost assistance.

Eligible area: Entire L.A. County except for the City of Los Angeles



Affordable Housing Trust Fund

The Affordable Housing Trust Fund is comprised of County and federal funds dedicated to the development and rehabilitation of affordable housing. The CDC administers these funds as loans to developers of affordable and special needs multifamily housing through the annual NOFA process.

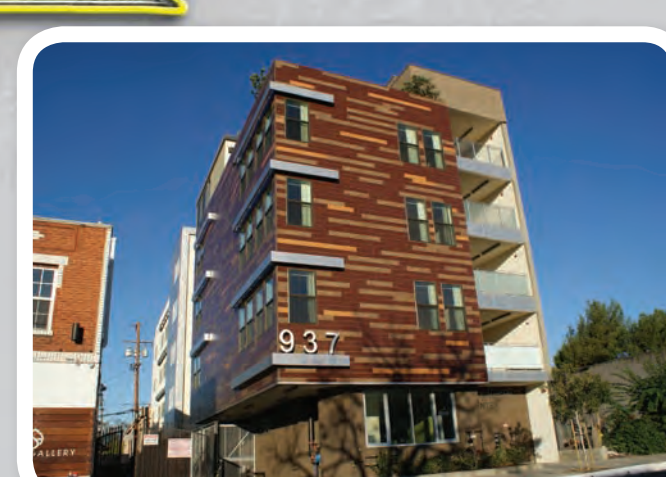
Eligible area: Entire L.A. County



HOME Investment Partnerships Program

The HOME program is the largest federal block grant provided to state and local governments for the production and preservation of affordable housing. Each year, the U.S. Department of Housing and Urban Development (HUD) awards several million dollars to Los Angeles County. The CDC makes these funds available as loans to developers of affordable multifamily, single-family, and special needs housing.

Eligible area: L.A. Urban County



Homeless Initiatives

The CDC administers several capital loan and grant programs for capital financing for the development of permanent supportive housing.

These programs include Homeless Service Center Funds, First 5 Supportive Housing Program, and other special programs and funding sources initiated by the County Board.

Eligible area: Entire L.A. County



Multifamily Mortgage Revenue Bond Financing

HACoLA issues tax-exempt multifamily mortgage revenue bonds for new construction and acquisition/rehabilitation projects in the unincorporated areas of Los Angeles County. Developers must set aside at least 20% of the units in each project for very low-income renters. Developers receive a below market interest rate loan and 4% federal Low Income Housing Tax Credits.

Eligible area: Entire L.A. County except for the City of Los Angeles

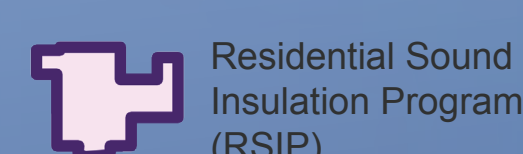
COMMUNITY DEVELOPMENT COMMISSION & HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

The Community Development Commission (CDC) offers programs that serve the residents and businesses of unincorporated Los Angeles County and participating cities. The Housing Authority of the County of Los Angeles (HACoLA) administers the Section 8 and public housing programs for the County. The mission of the CDC and HACoLA is "We Build Better Lives & Better Neighborhoods." The Board of Supervisors serves as the Commissioners of the CDC and HACoLA.

Through the development of new affordable and special needs housing, rehabilitation of existing units, and the provision of assistance to first-time

homebuyers, the CDC's Economic and Housing Development (EHD) Division offers a number of programs that help stabilize and increase the supply of decent, safe, and affordable housing within Los Angeles County. EHD works closely with other CDC divisions and HACoLA to provide permanent supportive housing to vulnerable populations through programs such as the Family Solutions System and First 5 LA rental assistance program. Because many of the programs are connected to specific geographic boundaries or eligible areas, this map is intended to help identify program-eligible areas within the County.

Urban County = Participating Cities + Unincorporated Communities



We Build Better Lives
& Better Neighborhoods

Los Angeles County
HOMELESSNESS PREVENTION

Special Needs and Housing Authority Programs

DEFINITIONS

HUD

The U.S. Department of Housing and Urban Development (HUD) administers federal housing programs, which are often provided as annual grants to entitlement cities and counties. The CDC receives and administers HUD's annual allocations throughout Los Angeles County. CDC disperses funds through programs including the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program.

LOS ANGELES URBAN COUNTY

The CDC administers federal housing and community development funds on behalf of the County of Los Angeles and participating cities that have populations of less than 50,000 people. The Los Angeles Urban County is comprised of all County unincorporated areas and participating cities.

CONTINUUM OF CARE

HUD's Continuum of Care (CoC) program provides housing assistance connected with support services for hard-to-serve homeless persons with disabilities. HACoLA submits funding applications through the Los Angeles Homeless Services Authority (LAHSA), a joint powers authority established in 1993 as an independent agency of the County and City of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care (LACoC), which includes all areas of the County, except for the cities of Long Beach, Glendale, and Pasadena, each of which have their own CoCs. HACoLA administers CoC funding on behalf of the County in partnership with agencies that provide client referrals and supportive services.

COORDINATED ENTRY SYSTEM (CES)

CES is a process that coordinates the care of homeless individuals and/or families by matching them to the most appropriate permanent housing and supportive services.

SERVICE PLANNING AREAS

Los Angeles County is divided into eight Service Planning Areas (SPA) for health care planning purposes. Each SPA has an area health office that is responsible for planning public health and clinical services according to the health needs of local communities. Additionally, LAHSA works to coordinate homeless services across all SPAs.

HACoLA Participating Cities



HACoLA administers the Section 8 Housing Choice Voucher Program within unincorporated Los Angeles County. In addition, HACoLA has entered into participation agreements to issue vouchers within the following cities:

Agoura Hills	El Segundo	Palmdale
Alhambra	Glendale	Paramount
Arcadia	Hermosa Beach	Rolling Hills
Artesia	Huntington Park	Rolling Hills Estates
Avalon	Irvine	Rosemead
Azusa	La Brea Heights	San Gabriel
Bell	La Brea Heights	San Dimas
Bell Gardens	La Brea Heights	San Fernando
Bellflower	La Brea Heights	San Marino
Beverly Hills	La Brea Heights	San Mateo
Calabasas	La Brea Heights	San Rafael
Carson	La Brea Heights	Sierra Madre
Cerritos	La Brea Heights	Signal Hill
Claremont	La Brea Heights	South Pasadena
Commerce	La Brea Heights	Temple City
Covina	La Brea Heights	Van Nuys
Cudahy	La Brea Heights	West Covina
Diamond Bar	La Brea Heights	West Hollywood
Downey	La Brea Heights	West Lake Village
Duarte	La Brea Heights	Whittier
El Monte	La Brea Heights	

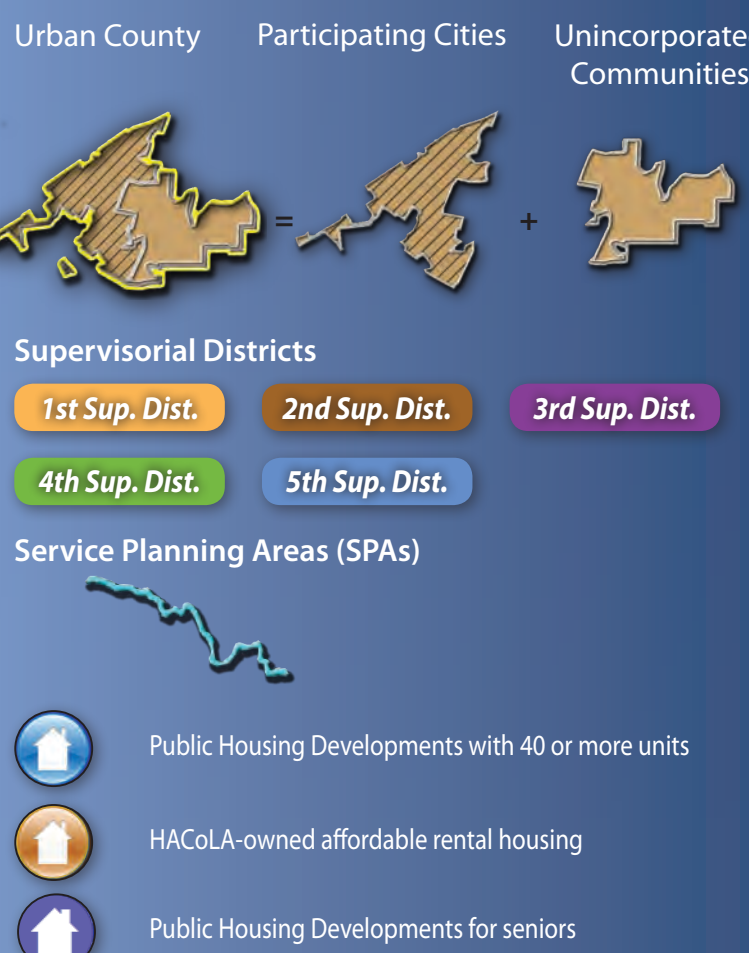
Types of Special Needs Housing

- Blind and Visually Impaired
- Chronically Homeless
- Developmentally Disabled
- Frequent Users of County of Los Angeles Health and/or Mental Health Services
- Hearing Impaired
- HIV/AIDS
- Homeless Households
- Mentally Ill
- Persons with Physical Disabilities
- Seniors
- Transition Age Youth (TAY)
- Veterans

ADMINISTRATIVE OFFICES

	Community Development Commission / Housing Authority of the County of Los Angeles 700 West Main St., Alhambra, CA 91801 Main tel: (626) 262-4511 TDD tel: (626) 943-3898
	Housing Authority (Palmdale Office) 2323 E. Palmdale Blvd., Suite B, Palmdale, CA 93550 tel: (661) 575-1511

Map Legend



Special Initiatives



Veterans
Housing Resource Center
VASH Program Vouchers
PSH Units and Capital Funds



Senior Housing
Senior Connections
website
Universal Design
Assisted Living Waiver



Help for Homeless Families
First 5 Rental Assistance
Family Solutions System
Project-Based Vouchers



Persons with Physical and Sensory Disabilities
ADA Compliant Units
Affirmative Marketing
Housing Resource Center



Success Stories

"When I walked in the first time, I asked 'I can actually call this my home?' My kids ran from room to room. They felt like they were home." -Karla, pictured above

"After I was confined to a wheelchair, and then two years of crawling up and down stairs to my 2nd floor apartment, I couldn't believe that I had won the lottery for this apartment. I can cook, I can do my dishes, I can reach everything. It is a new life for me." -Clara

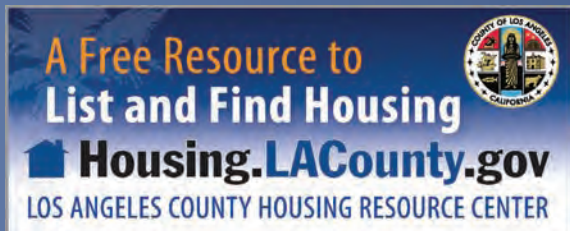
"This apartment has given me a sense of security that had been missing in my life for many, many years. It has finally hit me, now that I am settling in, how very lucky I am to be able to live here." -Terry

"I realize this really is a special place. You know, my whole life I always knew that I was different, but I've never felt special—and when I'm here in this courtyard, I do." -John

"I've never had a dining room, never had a balcony, never had my own bathroom, and never had a full bedroom of my own before moving in here. When you talk about quality of life, here it is." -Bobby

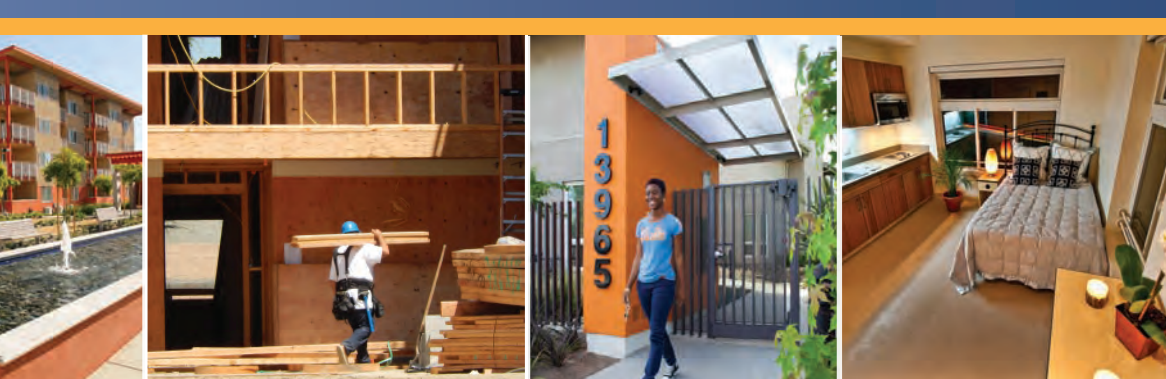
"The feeling of being safe was the one thing I have always wanted to feel since I was a child. I finally felt that safe feeling... in my very own home. This has truly changed the future for me and my children." -Maria

The Community Development Commission (CDC) administers a wide range of programs meant to stabilize communities, increase the stock of affordable housing, promote homeownership, and help individuals and families facing the prospect of homelessness or inadequate housing.



The CDC administers a contract with Socialserve.com, a national non-profit, to manage a housing database and listing service called the Los Angeles County Housing Resource Center (LAC-HRC). Located at www.housing.lacounty.gov, the LAC-HRC website provides an internet-based platform where residents can find information related to affordable, special needs, and emergency housing in the County.

The website is free to the public to list and search for rental or for-sale units and/or learn about eligibility for a variety of housing programs and specialized housing resources. It also enables restricted-access searches to help caseworkers and approved housing agencies to search for permanent supportive housing units for clients. Recent innovations include specialized listings of affordable and accessible units that have just come online. Over 11,000 landlords have listed properties on the website, which is updated regularly.



CDC ECONOMIC & HOUSING DEVELOPMENT DIVISION

AFFORDABLE HOUSING TRUST FUND

The Affordable Housing Trust Fund is comprised of County and federal funds dedicated to the development and rehabilitation of affordable multifamily rental housing. The CDC administers these funds as loans to developers of affordable and special needs multifamily housing through the annual NOFA process.

HOMELESS CAPITAL FUNDS

Homeless Prevention Initiative (HPI) funds are administered by the CDC on behalf of supervisorial districts and provide capital and operating subsidies to projects that serve homeless or at risk of homelessness populations.

MULTIFAMILY BOND PROGRAM

CDC staff, on behalf of HACoLA, issues tax-exempt multifamily mortgage revenue bonds for new construction and acquisition/rehabilitation projects in the unincorporated areas of Los Angeles County. Developers must set aside at least 20% of the units in each project for very low-income renters. Developers receive a below market interest rate loan and 4% federal Low Income Housing Tax Credits.

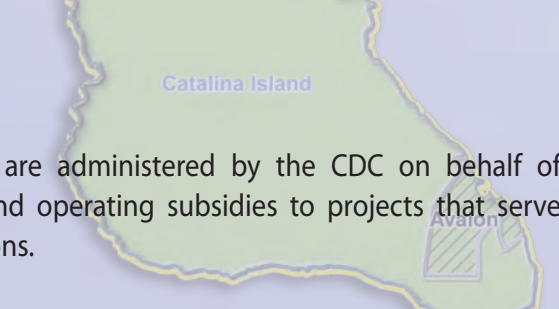
CDC COMMUNITY DEVELOPMENT DIVISION

GRANTS MANAGEMENT UNIT

The Grants Management Unit is responsible for administrative duties associated with the Emergency Solutions Grant (ESG) funding received by the County of Los Angeles from HUD. The ESG program assists people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. CDC also provides assistance to homeless families through the Family Solutions System and First 5 LA rental assistance programs.

CONSTRUCTION MANAGEMENT UNIT

The Construction Management Unit supports the creation of affordable housing from inception to completion by providing design services, project management, construction oversight, and labor compliance monitoring.



Sustainability
CDC supports sustainable design efforts by requiring green building certification for all projects.



Permanent Supportive Housing (PSH)
CDC and HACoLA programs help create PSH units for homeless persons with mental illness, chronic health conditions, or other special needs requiring ongoing supportive services.



Accessibility
CDC capital funds help create ADA-compliant accessible rental units for persons with physical and sensory disabilities.



On-Site Amenities
On-site amenities and enhanced services coupled with permanent housing help improve outcomes and decrease the use of publicly-funded institutions.

HACoLA HOUSING MANAGEMENT DIVISION

PUBLIC HOUSING

HACoLA manages over 2,960 units of public housing located throughout Los Angeles County.

HACoLA-OWNED AFFORDABLE HOUSING

HACoLA owns and manages 267 affordable housing units in addition to the Public Housing portfolio.

ASSISTED LIVING WAIVERS

HACoLA-owned and public housing sites help senior and disabled residents obtain Assisted Living Medi-Cal waivers that enable them to receive 24/7 in-home assisted living care. Assisted Living Waivers enable elderly and disabled residents to receive in-home services and assistance in daily activities.

HACoLA ASSISTED HOUSING DIVISION

HOUSING CHOICE VOUCHER PROGRAM

HACoLA is the second largest Housing Authority in Southern California, with an allocation of over 23,000 Section 8 Housing Choice Vouchers.

FAMILY SELF-SUFFICIENCY PROGRAM

The Family Self-Sufficiency Program is a voluntary five-year program for families with Section 8 vouchers or residing in public housing. The program helps families with education, job training, and other resources with the goal of helping them become more self-sufficient.


VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) PROGRAM

In partnership with the Greater Los Angeles Veterans Affairs Medical Center, HACoLA administers the VASH program. This program combines case management and housing subsidies to assist eligible homeless veterans.

PROJECT-BASED VOUCHER (PBV) PROGRAM

The PBV program provides rental subsidies to affordable housing projects that target special needs populations. Many of these projects work in conjunction with social service agencies that provide referral and case management services to tenants.





Community Development Commission of the County of Los Angeles
Housing Authority of the County of Los Angeles

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Los Angeles County Board of Supervisors

Hilda L. Solis
First Supervisorial District



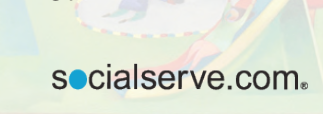
Mark Ridley-Thomas
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Fourth Supervisorial District

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Fifth Supervisorial District

This map has been produced with assistance from the following partners:

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LOS ANGELES COUNTY
Housing Programs

AFFORDABLE HOUSING
NEIGHBORHOOD STABILIZATION
HOME OWNERSHIP
HOMELESSNESS PREVENTION

